For and in consideration of the sum of

- -Fifteen hundred & 00/100 - - - - DOLLARS

cash in hand paid by James Ray Bell and wife, Nellie V. Bell, and the assumption and agreement by the said James Ray Bell and wife, Nellie V. Bell, to pay the balance due of $7,497.15 on a note executed by Louis Edward Cooper, dated September 1, 1955, originally in the amount of $8,300.00, bearing interest at 4½% per annum, payable to Murphree Mortgage Co., and secured by a deed of trust of record in Book 2455, page 465, Register's Office for said County, for all of which receipt of is hereby acknowledged,

We, R. C. SANDERS, AND MRS ETHEL SANDERS,

have bargained and sold, and by these presents do transfer and convey unto the said James Ray Bell and wife, Nellie V. Bell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No. 32 on the Plan of West Park Addition, as of record in book 2330, page 39, Register's Office for said County.
Said Lot No. 32 fronts 52 feet on the southwesterly side of Carl Place and runs back between parallel lines 126 feet to a dead line.
Being the same real property conveyed to R. C. Sanders and Mrs. Ethel Sanders, by deed from Robert Shea Dennis and wife, dated July 15, 1959, filed July 16, 1959, and of record in book 2925, page 407, said Register(s Office.

Easements and restrictions contained in previous deeds carried into this conveyance.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Ray Bell and wife, Nellie V. Bell, their heirs and assigns, forever.

And we do covenant with the said James Ray Bell and wife, Nellie V. Bell that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered., except as to tne mortgage being assumed by the grantees.

And we, R. C. Sanders and Mrs. Ethel Sanders, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Ray Bell and wife, Nellie V. Bell, their heirs and assigns against the lawful claims of all persons, claiming same.

Witness our hand this 7 day of March 1961 A corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R C Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for said County and State, R. C. Sanders and Mrs. Ethel Sanders

the within named bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March 1961.

Notary Public

Commission expires 1-30-1965

WARRANTY DEED
FROM R. C. Sanders, et al
TO James Ray Bell, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of MAR A.D. 1961 at 4:30 o'clock P M
Noted in Book 92 Page 249
Recorded in Book 2944 Page
Recording Fee
JAMES P. WILSON, Register
By Mc Spencer D.C.

Compliments of
Guaranty Title Company
Nashville, Tennessee